

## Prime Shop to Let

CHELTENHAM  
195 High Street

### Location

The premises occupy a prime trading position on Cheltenham High Street adjacent to Mountain Warehouse. Multiple occupiers in the nearby vicinity include Clarks, W H Smith, Primark, Lush and Boots.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The premises are arranged over ground, first and second floor, comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	23.7 sq ft	7.2 m
Net Frontage	22.7 sq ft	6.9 m
Ground Floor	1,204 sq ft	112 sq m
First Floor	806 sq ft	75 sq m
Second Floor	757 sq ft	70.3 sq m

### Lease

The premises are available by way of a new full repairing and insuring lease on terms to be agreed, subject to five yearly upward only rent reviews.

### Rent

Upon Application.

### Service Charge

£2,071.82 + VAT.



### Rates

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£114,000
UBR(2020/2021)	£0.512
Rates Payable	£58,368

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

An EPC has been commissioned and a copy can be provided upon request.

## Viewing

All viewings are strictly by prior appointment.

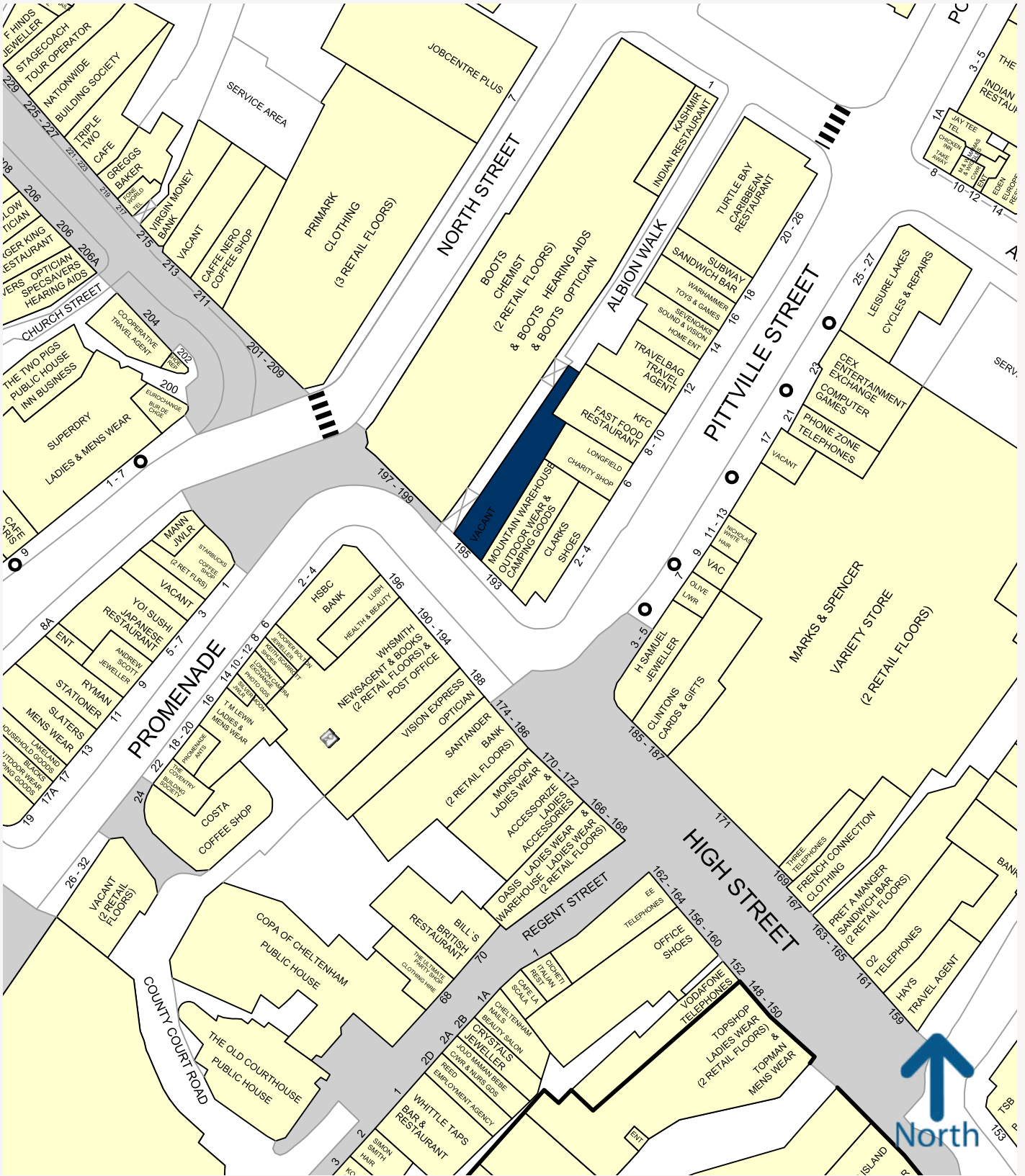
For further information or arrangements to inspect please contact:

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# Prime<sup>+</sup> Retail

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